



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
May 9, 2013
Minutes
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Shelly Krockner, Ken Engle,
Gwen Jonik - Secretary

John Theilacker, Tony Robalik – Brandywine Conservancy
Kathy McCarthy – County Planning Commission

Bob Schoenberger called the meeting to order at 7:32 p.m. A quorum was not present.

315 Styer Road – Bohem – Final Minor Subdivision Plan

Jim Haigney (Commonwealth Engineers), Rob and Sandy Bohem, were in attendance seeking the Commission's recommendation for Final Subdivision Plan approval for the Plan prepared by Commonwealth Engineers dated March 1, 2013 proposing to divide the current 2.529 acre tract into 2 – 1.2+ acre parcels, and using a common driveway access.

Mr. Haigney advised that the Applicant will address the comments included in Gilmore's May 2, 2013 review letter, including having the common driveway Agreement reviewed by Solicitors.

The sole question posed by the Commission was whether or not the neighbors had any issue with their shared driveway Agreement. Mr. Bohem advised they had no issues and their Agreement would be used as a template.

Sally Winterton moved, seconded by Ken Engle, to recommend Final Minor Subdivision Approval. The Motion carried unanimously.

Chairman Schoenberger moved to Open Session.

Township resident Steve Egnaczyk expressed concern with the width of the roadways in the northwest quadrant of the Township being able to safely/adequately serve cars, walkers, and cyclists. Font Road, Greenridge Road, Krauser Road, and Styer Road are narrow and there isn't room for pedestrians and bicyclists to safely get off the road as cars approach. He asked if the Township Engineer could evaluate widening several roads, not full-scale trail/shoulder, to better accommodate the various modes of transportation. He likes how the trail system is developing in the center of the Township, near the new developments, and thanks the Planning Commission and Board of Supervisors for their efforts.

Discussion points included:

- provide safe area to travel along the road, or to existing trails;
- consider widening road by 3-4 feet and stripe a shoulder;
- are there budgeted trail funds that could be allocated to this section;
- 2013 budget planned for trail connections within Eagle and at Upland Farm;
- these areas were delineated for "sidepaths" in the 2005 Master Trail Plan;
- a trail would be welcomed along Fellowship Road, from the Windsor Ridge driveway to the Byers Station entrance (West Vincent Township);
- the Planning Commission will advise the Board of Supervisors of these suggestions and ask their consideration for the Township Engineer to conduct a preliminary evaluation to address safety along those roads.

Zoning Ordinance Amendment

John Theilacker presented several proposed Zoning Ordinance amendments, formalizing discussions over the last year by the Planning Commission and the Board of Supervisors. The amendments include clarification of F-1 and PRD Overlay Districts text, removal of F-2 Overlay District as qualifying parcels are no longer available, and proposing changes to several properties along the Route 100/Commercial corridor, from Residential to Planned Industrial/Office Districts (PI), to provide greater opportunity for economic development. One property is along Route 100 to the north of the Township, the other is to the south, along Township Line Road. These amendments will require revision of the Zoning Map.

Discussion included comments that in the past, the Township has favored Planned Industrial parcel(s) to be owned by one owner/entity but perhaps multiple ownership could be beneficial; retail businesses would be permitted as accessory only to the primary business on a PI property; the Township has favored centering commercial and retail districts along Route 100 and in the Villages (Eagle, Byers); encourage businesses that provide services to those in the northern area of the Township; encourage offices or light industrial uses; or have a non-residential flex district to allow for various uses.

Further discussion will take place at the June meeting.

Comprehensive Plan – Updated

A Draft of the updated Comprehensive Plan, dated May 2013, had been distributed to the Commission Members last week via email for review prior to this meeting. Since the Planning Commission thoroughly reviewed and discussed each Section as it was being updated, there should be only minor revisions, if any, to make to the Draft.

It was determined that to achieve the proposed adoption schedule for this Fall, the Planning Commission will hold a workshop June 6 to begin review of Chapters 1 – 3, inviting the Village Concept Committee members to that workshop as Chapter 3 covering “Eagle Village” will be discussed; the June 13 Planning Commission meeting will include any Chapters not fully discussed June 6, and then move on to Chapters 4-6. It will be determined at that point whether a second meeting will be necessary in July so the Draft can be presented to the Board of Supervisors in August and Public Hearing(s) can be scheduled.

Printed copies are to be made available to all Planning Commission members for their individual review prior to the June 6 Workshop.

Approval of Minutes

Sally Winterton moved, seconded by Shelly Krockner, to approve as presented the minutes of the April 11, 2013 Planning Commission meeting. The Motion carried unanimously.

Open Session

The Planning Commission will meet June 6 and June 13, 2013 – 7:30 p.m.

The Village Concept Committee is meeting June 10, 2013 – 7:00 p.m. to review and discuss the Village Transportation Plan Draft.

The Township’s 5th Annual Block Party is Saturday, June 15, 2013, beginning at 6:00 p.m.

Adjournment

Shelly Krockner moved, seconded by Sally Winterton, to adjourn at 9:03 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik,
Planning Commission Secretary